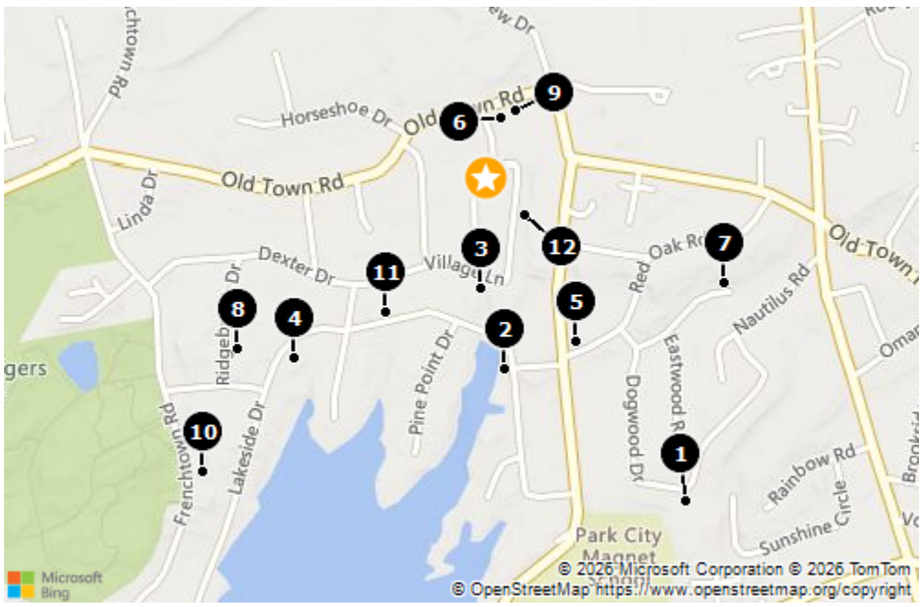
ICE SiteX Report

OrderID: 98161904

SiteX Property Information Report



Subject Property Location

140 WILLIAMSBURG RD, BRIDGEPORT, CT 06606-1326

County:	**FAIRFIELD CT**	Census Tract:	090010727.003001
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	BDPT M:90 B:2647-A L:19	Thomas Bros Pg-Grid:	

Valuation

Value:	**$468,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$416,520 - $519,480	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$73,420	Market Land Value:	$51,394	Tax Year:	2024
Assd Improvement:	$93,050	Market Improvment Value:	$65,135	Total Taxable Value:	$7,233
Total Assessed Value:	$166,470	Total Assessor Market Value:	$116,529	Delinquent Year:	
				Tax Account ID:	RR-0068350
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 2647-A
City/Muni/Twp: BRIDGEPORT

Property Characteristics

Lot Size:	8,580 SF	Bedrooms:	3	Pool:	
Building Area:	1132 SF	Baths:	1	Fireplace:	1
Year Built:	1979	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	RaisedRanch	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/09/2021	Loan Amount:	N/A
Document #:	36388 BK-PG 10625-67	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: BRIDGEPORT

Prior Transfer

Recording Date:	06/06/2019	Sales Price:	N/A
Document #:	BK-PG 9856-25	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2018	Sales Price:	$220,000
Document #:	BK-PG 9856 -22	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Block: 2647-A
City/Muni/Twp: BRIDGEPORT

Prior Transfer

Recording Date:	07/18/2018	Sales Price:	$220,000
Document #:	BK-PG 9856-22	Type of Sale:	Full Amount on Deed

ICE SiteX Report

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Document Type:
Legal Description:
City/Muni/Twp: BRIDGEPORT

Mortgage Record

Recording Date:	11/10/2003	Loan Amount:	N/A
Document #:	BK-PG 5558-309	Loan Type:	
TD Due Date:	11/01/2033	Type Finance:	

Legal Description:
City/Muni/Twp: BRIDGEPORT

Mortgage Record

Recording Date:	05/22/2002	Loan Amount:	N/A
Document #:	BK-PG 4915-264	Loan Type:	
TD Due Date:	05/01/2008	Type Finance:	VAR

Legal Description:
City/Muni/Twp: BRIDGEPORT

Prior Transfer

Recording Date:	10/15/2001	Sales Price:	$162,500
Document #:	BK-PG 4719-165	Type of Sale:	Full Amount on Deed

Document Type:
Legal Description:
City/Muni/Twp: BRIDGEPORT

Prior Transfer

Recording Date:	11/30/1999	Sales Price:	$140,000
Document #:	BK-PG 4246-331	Type of Sale:	Full Amount on Deed

Document Type:
Legal Description:
City/Muni/Twp: BRIDGEPORT

Area Sales Analysis

Total Area Sales	$5,251,552	Median # of Bedrooms	3
Median Lot Size	10,738 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1959
Price Range - 2 Yrs	$360,108 to $550,000	Age Range	47 years to 144 years
Median Value	$437,222	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**272 DOGWOOD DR** **BRIDGEPORT, CT 06606-1403**	06/08/2026	$360,108	$348	1034	/3/1	1965	9,273 SF	
		APN: BDPT M:83 B:2778-E L:33 Document #: 54449 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
2	.23Mi.	**235 LAKESIDE DR** **BRIDGEPORT, CT 06606-1913**	05/18/2026	$368,000	$298	1233	5/2/1	1958	14,760 SF	
		APN: BDPT M:90 B:2649 L:29 Document #: 53402 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
3	.14Mi.	**74 VILLAGE LN** **BRIDGEPORT, CT 06606-1324**	04/07/2026	$430,000	$301	1428	6/3/2	1974	9,595 SF	
		APN: BDPT M:90 B:2647-A L:32 Document #: 51465 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
4	.32Mi.	**563 LAKESIDE DR** **BRIDGEPORT, CT 06606-1949**	03/31/2026	$444,444	$385	1152	6/3/2	1956	13,993 SF	
		APN: BDPT M:90 B:2644 L:23 Document #: 51164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
5	.23Mi.	**1800 CHOPSEY HILL RD** **BRIDGEPORT, CT 06606-1937**	01/27/2026	$370,000	$321	1150	5/3/1	1960	11,881 SF	
		APN: BDPT M:90 B:2778-C L:6 Document #: 47738 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
6	.07Mi.	**1675 OLD TOWN RD** **BRIDGEPORT, CT 06606-1317**	01/14/2026	$459,000	$402	1140	5/3/1	1973	9,000 SF	
		APN: BDPT M:90 B:2651 L:43 Document #: 46603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
7	.31Mi.	**135 GREY ROCK RD** **BRIDGEPORT, CT 06606-1411**	12/09/2025	$410,000	$356	1150	5/3/1	1962	16,740 SF	
		APN: BDPT M:91 B:2778-D L:37 Document #: 43883 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
8	.36Mi.	**52 RIDGEBROOK DR** **BRIDGEPORT, CT 06606-1924**	11/18/2025	$550,000	$339	1621	6/3/2	1956	12,894 SF	
		APN: BDPT M:90 B:2643 L:1 Document #: 42850 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT								
9	.08Mi.	**1655 OLD TOWN RD**	11/14/2025	$420,000	$364	1152	6/3/1	1957	9,000 SF	

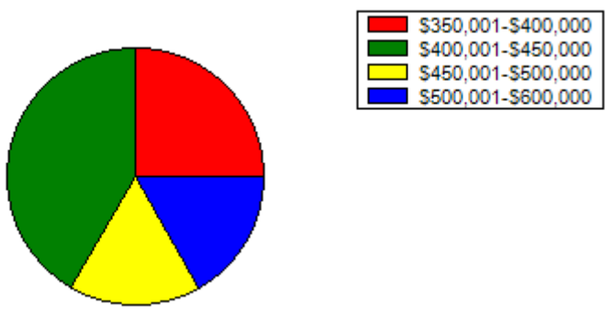
ICE SiteX Report

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		BRIDGEPORT, CT 06606-1317								
	APN: BDPT M:90 B:2651 L:41 Document #: 42724									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT									
10	.5Mi.	**450 FRENCHTOWN RD**	10/24/2025	$450,000	$149	3004	10/5/2	1882	12,397 SF	Yes
		BRIDGEPORT, CT 06606-1943								
	APN: BDPT M:82 B:2641 L:12 Document #: 41791									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT									
11	.2Mi.	**420 LAKESIDE DR**	10/21/2025	$525,000	$353	1485	/4/2	1956	8,100 SF	
		BRIDGEPORT, CT 06606-1947								
	APN: BDPT M:90 B:2647 L:8 Document #: 41644									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT									
12	.07Mi.	**196 VILLAGE LN**	10/09/2025	$465,000	$410	1132	6/3/1	1979	7,505 SF	
		BRIDGEPORT, CT 06606-1347								
	APN: BDPT M:90 B:2647-A L:40 Document #: 41015									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Abbreviated Description: City/Muni/Twp:BRIDGEPORT City/Muni/Twp: BRIDGEPORT									

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**140 WILLIAMSBURG RD**	**07/18/2018**	$116,529	$166,470	1,132	7/3/1	1979	8,580 SF	
.02Mi.	**104 WILLIAMSBURG RD**	**06/12/2020**	$130,536	$186,480	1,424	6/3/1	1978	9,055 SF	
.03Mi.	**235 VILLAGE LN**	**07/08/2016**	$119,833	$171,190	1,356	6/3/1	1979	5,859 SF	
.03Mi.	**92 WILLIAMSBURG RD**	**11/21/2018**	$152,145	$217,350	1,772	7/3/2	1978	9,223 SF	
.03Mi.	**223 VILLAGE LN**	**07/13/2007**	$116,977	$167,110	1,132	/3/1	1979	7,343 SF	
.03Mi.	**15 HERITAGE PL**	**08/23/1991**	$137,662	$196,660	1,468	6/3/2	1982	9,213 SF	
.03Mi.	**105 WILLIAMSBURG RD**		$132,181	$188,830	1,636	/3/2	1978	10,500 SF	
.03Mi.	**135 WILLIAMSBURG RD**	**09/07/2001**	$130,459	$186,370	1,184	7/3/2	1978	13,959 SF	
.04Mi.	**83 WILLIAMSBURG RD**		$128,303	$183,290	1,276	7/3/2	1978	7,500 SF	
.04Mi.	**205 VILLAGE LN**	**09/30/2010**	$122,780	$175,400	1,132	5/3/2	1978	7,875 SF	
.04Mi.	**80 WILLIAMSBURG RD**	**03/13/1998**	$104,797	$149,710	1,120	6/3/1	1977	8,060 SF	
.05Mi.	**20 HERITAGE PL**	**04/11/2011**	$124,236	$177,480	1,095	6/3/2	1982	10,287 SF	
.05Mi.	**75 WILLIAMSBURG RD**		$147,091	$210,130	2,238	7/3/2	1978	7,500 SF	
.05Mi.	**185 VILLAGE LN**		$118,069	$168,670	1,130	5/3/1	1978	7,650 SF	
.05Mi.	**250 VILLAGE LN**		$122,780	$175,400	1,132	6/3/1	1978	24,809 SF	
.05Mi.	**220 VILLAGE LN**	**09/29/2014**	$115,563	$165,090	1,132	6/3/2	1979	7,505 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.2 years old	Households:	15,692
Median Household Income:	$68,166	Households w/Family:	61%
Household Income Per Capita:	$27,990	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Bridgeport School District	Students:	20,022
Number of Schools:	36	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.44Mi.	**Bridgeport Military Academy** Number of Students: 321 Student-Teacher Ratio: 14.27	D+	Public	9 - 12
0.98Mi.	**Biotechnology Research & Zoological Studies Magnet High Scho** Number of Students: 376 Student-Teacher Ratio: 12.97	B	Public	9 - 12
3.40Mi.	**Classical Studies Academy** Number of Students: 351 Student-Teacher Ratio: 14.04	C-	Public	PK - 8
0.98Mi.	**Information Technology & Software Engineering Magnet High Sc** Number of Students: 386 Student-Teacher Ratio: 12.87 Advanced Placement: Yes	C+	Public	9 - 12
0.45Mi.	**Wilbur Cross School** Number of Students: 318 Student-Teacher Ratio: 13.83	C-	Public	PK - 8
2.70Mi.	**Central High School** Number of Students: 1,803 Student-Teacher Ratio: 18.59 Advanced Placement: Yes	F	Public	9 - 12
0.98Mi.	**Aerospace/Hydrospace Engineering and Physical Sciences Magne** Number of Students: 324 Student-Teacher Ratio: 11.57	B-	Public	9 - 12

Flood Report

The Subject Property of **140 WILLIAMSBURG RD, BRIDGEPORT, CT 06606-1326** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	99%	SIMILAR
OVERALL	84%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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